

BOARD OF ZONING APPEALS

AGENDA

November 15, 2018

The City of Knoxville Board of Zoning Appeals will consider the following petitions for variance of requirements of the Knoxville City Code, Appendix B, Zoning Regulations at their November 15, 2018 meeting at 4:00 pm in the Small Assembly Room, City County Building, 400 Main St, Knoxville, TN. Data pertinent to this amendment may be seen in the office of City of Knoxville Inspections Division, 5th Floor of the City County Building, Main Street, Knoxville, TN. If you need assistance or accommodation for a disability, please contact the City ADA coordinator at 216-2034.

This meeting and all communications between the Board members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code. Ann. § 9-44-101, et seq.

An agenda review meeting is held at 3:00 pm in Room 511 of the City County Building, prior to the regular meeting.

A decision of this Board may be appealed to City Council by filing an Appeal Application and paying the required fee with the Metropolitan Planning Commission within fifteen (15) days of the date of the decision.

CALL TO ORDER

ROLL CALL

MINUTES

October 18, 2018

October 29, 2018 – Special Called BZA Meeting

OLD BUSINESS

File: 7-F-18-VA
Applicant: Creative Structures
Address: 2012 N. Broadway
Zoning: C-3 (General Commercial) District

Parcel ID: 082HA021
4th Council District

Variance Request:

- 1) Reduce the minimum drive aisle width from 26 ft. to 24 ft. (Article V Section 7.E.1.d.Table 3)
- 2) Reduce the minimum parking space depth for 90 degree parking spaces from 17.5 ft. to 15 ft. (Article V section 7.E.1.d.Table 3)
- 3) Reduce the required number of parking spaces from 35 to 17 (Prior Ordinance – Article V Section 7.A.3.a Table)

As per plan submitted proposing construction of a new multi-tenant building in the C-3 (General Commercial) District.

File: 7-I-18-VA
Applicant: Arthur Seymour
Address: 619 Women’s Basketball Hall of Fame Drive
Zoning: O-1 (Office, Medical and Related Services) District

Parcel ID: 095IH00101
6th Council District

Variance Requests:

- 1) Decrease the front yard setback off Women’s Basketball Hall of Fame Drive from 25’ to 10’ (Article 4, Section 2.2.1.D.1)
- 2) Decrease the front yard setback off James White Parkway from 25’ to 11’-2” (Article 4, Section 2.2.1.D.1)
- 3) Decrease the east side yard setback from 15’ to 5’ (Article 4, Section 2.2.1.D.2)
- 4) Increase the maximum lot coverage from 35% to 52% (Article 4, Section 2.2.1.D.5.b)
- 5) Decrease the minimum required parking from 17 spaces to 8 spaces (Article 5, Section 7.D.1.Table 1)

As per plan submitted proposing construction of a new indoor storage facility in the O-1 (Office, Medical and Related Services) District.

File: 10-C-18-VA
Applicant: Wes Brown
Address: 2218 Spence Pl.
Zoning: R-1 (Low Density Residential) District

Parcel ID: 095MB003
1st Council District

Variance Request:

- 1) Increase the maximum permitted height of an accessory structure from 15 ft. to 18.2 ft. (Article 4, Section 2.1.1.F)

As per plan submitted to construct a new rear yard two-story accessory structure in the R-1 (Low Density Residential) District.

NEW BUSINESS

File: 11-A-18-VA
Applicant: Annette Hommel, Site Inc.
Address: 121 E. Young High Pike
Zoning: RP-2 (Planned Residential) District

Parcel ID: 109OA007
1st Council District

Variance Request:

- 1) Reduce peripheral boundary on north property line from 29' to 15.17' (Article 4, Section 3.1.D.2)
- 2) Reduce peripheral boundary on west property line from 29' to 15.31' at north end (Article 4, Section 3.1.D.2)
- 3) Reduce peripheral boundary on south property line from 29' to 15.08' on west end (Article 4, Section 3.1.D.2)
- 4) Reduce peripheral boundary on east property line from 29' to 15.08' west side of AT&T building (Article 4, Section 3.1.D.2)
- 5) Reduce peripheral boundary on west property line from 29' to 15.40' east side of AT&T building (Article 4, Section 3.1.D.2)
- 6) Reduce peripheral boundary on south property line from 29' to 19.34' east end (Article 4, Section 3.1.D.2)
- 7) Reduce peripheral boundary on east property line from 29' to 15.13' west side of Post Office (Article 4, Section 3.1.D.2)

As per submitted site plan to construct a multi-family development in the RP-2 (Planned Residential) District.

File: 11-B-18-VA
Applicant: Thomas A. Stubbs
Address: 7901 Livingston Dr.
Zoning: R-1 (Low Density Residential) District

Parcel ID: 120JC008
2nd Council District

Variance Request:

- 1) Increase the maximum accessory building height from 15' to 15'7" (Article 4, Section 2.1.1.F)

As per plan submitted to construct a detached garage in the R-1 (Low Density Residential) District.

File: 11-C-18-VA
Applicant: Steve James
Address: 800 S. Central St.
Zoning: D-1 (Downtown Design Overlay / C-3 (General Commercial) Districts

Parcel ID: 095ID026
6th Council District

Variance Request:

1) Reduce the minimum required number of parking spaces from 13-0 (Article 5, Section 7.D.1.Table 1)

As per plan submitted for a proposed theater in the D-1 (Downtown Design Overlay) / C-3 (General Commercial) Districts.

File: 11-D-18-VA
Applicant: Alan Grissom
Address: 9341 S. Northshore Dr.
Zoning: C-6 (General Commercial Park) District

Parcel ID: 154EF002
2nd Council District

Variance Request:

1) Decrease required lot area from 2 acres to 1.22 acres (Article 5, Section 3.F.7.d)

As per submitted site plan for a proposed self-storage in the C-6 (General Commercial Park) District.

File: 11-E-18-VA
Applicant: Alan Grissom
Address: 4705 Chapman Hwy.
Zoning: C-4 (Highway and Arterial Commercial) District

Parcel ID: 123BD02403
1st Council District

Variance Request:

1) Decrease required lot area from 2 acres to 1.89 acres (Article 5, Section 3.F.7.d)

As per submitted site plan for a proposed self-storage in the C-4 (Highway and Arterial Commercial) District.

File: 11-F-18-VA
Applicant: Holly McClarnon
Address: 3426 June St.
Zoning: R-1 (Low Density Residential) District

Parcel ID: 109FE018
1st Council District

Variance Request:

1) Reduce rear yard setback from 25' to 18'8" (Article 4, Section 2.1.1.E.3.a)

As per plan submitted to construct a new rear sun room attached to the existing structure in the R-1 (Low Density Residential) District.

File: 11-G-18-VA
Applicant: NLA Kingston, LLC
Address: 7621 Kingston Pike
Zoning: C-3 (General Commercial) District

Parcel ID: 120GB01101
2nd Council District

Variance Request:

- 1) Increase maximum height of secondary detached sign from 8’ to 62’ (Article 8, Section 11.6.b.3)
- 2) Increase maximum sign area of a secondary detached sign from 32 sq. ft. to 200 sq. ft. (Article 8, Section 11.6.b.3)
- 3) Decrease the minimum setback of a detached sign from 10’ to 0.2’ (Article 8, Section 7.1.b)

As per plan submitted for property signage in the C-3 (General Commercial) District.

File: 11-H-18-VA **Parcel ID:** 094MF025
Applicant: Church Street United Methodist **6th Council District**
Address: 913 Henley St.
Zoning: C-2 (Central Business) / D-1 (Downtown Design Overlay) Districts

Variance Request:

- 1) Sign 1 – Reduce the required minimum setback for an incidental sign at Cumberland Ave. from 10’ to 0’ (Article 8, Section 8.4.d.7)
- 2) Sign 2 – Reduce the required minimum setback for a monument sign at Poplar St. corner from 10’ to 0’ (Article 8, Section 7.1.a)
- 3) Sign 3 – Reduce the required minimum setback for an incidental sign at Poplar St. from 10’ to 0’ (Article 8, Section 8.4.d.7)
- 4) Sign 4 – Reduce the required minimum setback for an incidental sign at W. Hill Ave. from 10’ to 0’ (Article 8, Section 8.4.d.7)

As per plan submitted for property signage in the C-2 (Central Business) / D-1 (Downtown Design Overlay) Districts.

File: 11-I-18-VA **Parcel ID:** 095AM014
Applicant: Spacebox Knoxville, LLC **6th Council District**
Address: 201 Randolph St.
Zoning: I-2 (Restricted Manufacturing and Warehousing) District

Variance Request:

- 1) Reduce required parking spaces from 157 to 28 (Article 5, Section 7.D.1 table 1)
- 2) Reduce minimum drive aisle width in parking garage from 26’ to 16’1” (16.08’) (Article 5, Section 7.E.1.d Table 3)

As per plan submitted for partial conversion of existing storage facility in the I-2 (Restricted Manufacturing and Warehousing) District.

OTHER BUSINESS

The next BZA meeting is December 20, 2018 in the Small Assembly Room.

ADJOURNMENT